

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
FEBRUARY 27, 2007
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

- ❑ Call to Order by Chairperson Steve Miller
- ❑ Approval of Minutes
February 13, 2007 -Regular Meeting

PRESENTATION OF COMMUNICATIONS:

- A Public Hearing to determine if it is in the public interest to allow Ed Higbie to develop Trailhead 3 PUD, Phase 3, a Planned Unit of Development (P.U.D.) located on 16.85 acres located between Robert Street and West Cooper Lane, south of Ishawooa Trail. The phase of this plan outlines 32 single family lots between 7257 sq ft to 11076 sq. ft. No townhouse lots are provided in this phase of development. The developer proposes to deed lot 83 to the City of Cody as Open Space. As the primary member of the homeowner association for Trailhead 2, the developer also proposes to deed Lot 49 of the Trailhead 2 Addition to the City of Cody. This property is adjacent to Lot 83 and is also common area. The proposed common area will be landscaped using low maintenance native grasses and plants. Graveled trails and paths will be provided. Trees will be placed in various locations in the open areas. The developer proposes to give this area to the city after development. Each unit will rest on an individual parcel of land. The proposed setbacks for the PUD meet the existing Residential "B" Zone.
- 1. An application has been submitted by Ed Higbie for the Preliminary Plat for Trailhead 3, Phase 3 Addition. located on 16.85 acres located between Robert Street and West Cooper Lane, south of Ishawooa Trail. The phase of this plan outlines 32 single family lots between 7257 sq ft to 11076 sq. ft. No townhouse lots are provided in this phase of development. The developer proposes to deed lot 83 to the City of Cody. As the primary member of the homeowner association for Trailhead 2, the developer also proposes to deed Lot 49 of the Trailhead 2 Addition to the City of Cody. This property is adjacent to Lot 83 and is also common area. The proposed common area will be landscaped using low maintenance native grasses and plants. Graveled trails and paths will be provided. Trees will be placed in various locations in the open areas. The developer proposes to give this area to the city after development.

Action: *Recommend to Council, Approval/Approval with conditions/Denial, of the Preliminary Plat for Trailhead 3, Phase 3 and designate it as a P.U.D.*

Staff Comments: Big picture issues for P&Z Board Members to consider:

- a. Proposal envisions a roundabout at the Thorofare and Pleasant View Intersection. The speed limit in this area will only be 15 mph. Is this appropriate for a City Street?
- b. Open Space is deeded to the City. Typically, PUD's have only Common Area. Staff does not believe that there is any benefit in taking deed to Lot 49 as part of the Open Space. Lot 49 is being utilized as a detention basin area and essentially unusable. Much of the proposed Open Space is either Canal Easement area or Detention Facilities. Is this what the P&Z Board feels is appropriate?
- c. Clearwater Trail and all Residential Roads are proposed at only 37' Right-of-way with two 12' lanes for traffic, curb and gutter and sidewalks on one

side. This does not provide for any on-street parking, limits pedestrian access and provides minimal shoulder width. Is this what the P&Z Board feels is appropriate?

- d. No alleys have been proposed for any portion of this subdivision. Is this what the P&Z Board feels is appropriate?

Other staff concerns: A "Developer/Development" sign is proposed for the center of the roundabout. I do not believe that this is appropriate for an area within the subdivision. I believe the roundabout should be asphalt treated or landscaped. We have not received approval for the plan from Cody Canal. The Preliminary Plat is not signed or sealed by a PE. All road names will have to be approved by through the County Street Naming Committee. The present names for this subdivision are fine, but all E/W streets must be Avenues by City Ordinance so Thorofare Trail must be Thorofare Trail Ave. and likewise N/S Streets must be Streets so Clearwater Trail must be Clearwater Trail Street. Detention Basins must list the City of Cody as having the right-to-drain into them as they are Common Areas owned by the Home Owners Association. This should be identified on both the Preliminary and Final Plats. All RCP must be Class IV or Class V if warranted. The plan calls for Class II. No access is provided across Cody Canal to Perc Trench 1 so there is no ability for the detention basin to be maintained. I think it should be clear that all barricades should be supplied by the developer for all dead-ends.

Spokesperson: Jim Evans, Ed Higbie
Staff Reference: Steve Payne

2. A Site, Landscape, Parking Lot and Sign application has been submitted by Butch Hazel representing the Kingdom Hall of Jehovah's Witnesses. The applicant would like to do build a new Kingdom hall to be located on lot 5A of the Fenex Subdivision, Cougar Avenue. The applicant is proposing a parking lot with 109 spaces, and 6 lights located on the site, 5 of which are located behind the building in the parking lot area and one of which is located at the driveway entering the site. The landscaping is proposed at the front of the site to include shrubs, small plants and sod. The applicant proposes a rock sign that is 5' high x 6' in width, lit by one spotlight, to be located at the entrance of their site. The applicant as of this date has not submitted a landscaping estimate or bond.

Action: Approval/Approval with conditions/Denial, the site, parking, landscape and sign plan for the Kingdom Hall of Jehovah's witnesses located on lot 5A of the Fenex Subdivision.

Staff Comments: The applicant is working with the architect to design the architectural/building plans for this project. In your packet there is an example of a building which will resemble what is being proposed on this site. In addition, the congregation will be deciding on the color for the building. The applicants believe that the colors of the building will be earth tone and muted. When the Site Plan work has been completed, the applicant will submit the architectural plan for the building on this site and appear before P&Z for review. The applicant will also submit an irrigation plan for the landscaped areas at this time. Based upon the area for the assembly areas, the site would require 98 parking spaces and the applicant will provide 109 spaces. ZIRO has been satisfied.

Spokesperson: Butch Hazel, Dave Schultz
Staff Reference: Steve Payne

3. An application has been remanded by Council to the P&Z board for review of the Sunlight Investments Annexation recommendation for the Lot 6 Musser Subdivision. The property is currently bordering city limits and the intent of the applicants is to annex the land as "A" residential zone.

Action: *Recommend Approval to Council of a Zone (to be determined by P&Z) for the proposed annexation.*

Staff Comments: At the City Council meeting held on February 20, 2007, a public hearing was held concerning the Annexation request of Sunlight Investments that had been reviewed with recommendation by the P&Z board at the January 9, 2007. After the public hearing and presentation of much discussion and comments during the Council meeting, it was recommended that the annexation request be remanded to the P&Z board to review the zoning designation of "A" residential for this annexation request. The applicant during the Council meeting stated that they would be willing to designate the zone to "AA". Many of the neighboring property owners and some of the council members requested either the tract be zoned either "RR" Rural Residential ½ acre or possibly draw up a new zoning designation to encompass a 1 acre zoning designation. The public hearing and action item discussion are available on videotape for the board's review at city hall or by request.

Spokesperson: Joe Porter/Cory Rosencranse
Staff Reference: Steve Payne

Information:

Zoning Bulletin for January 2007, Volume 1/No. 1. The company that has published the Zoning Bulletin (Quinlan) has been purchased by Thomson West. Unfortunately the new company does not offer the bulletin in electronic format at this point in time. Please advise staff if you wish us to renew this subscription.

Tabled Items:

Zone Change request submitted by Iron Creek Energy Group, LLC requesting a zone change from "D-1" limited business to "D-2" General Business on Lot 9 of the Adix Addition. Applicant will be re-submitting request for a future P&Z meeting.